

SUMMARY

City of Carrollton Mayor and Council

Called Meeting

December 1, 2014

4:00 p.m.

**Public Safety Complex, Court/Council Chambers, 115 West Center Street,
Carrollton, Georgia**

I. CALL TO ORDER

The Mayor and Council met a called session on Monday, December 1, 2014 in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 4:00 p.m. Members present: Mayor Wayne Garner, Councilmember Gerald Byrd, Councilmember Mandy Maierhofer, Councilmember Mike Patterson, and Councilmember Jim Watters. Members absent: There were none.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Garner.

III. INVOCATION

Ms. Annie Boykin offered the invocation.

IV. MINUTES (November 3, 2014)

Motion by Councilmember Patterson, seconded by Councilmember Byrd to approve the minutes of the November 3, 2014 meeting as presented. (Motion passed 5-0).

V. CITIZEN COMMENTS

Ms. LaRue Parker, founder of the Breast of Times Cancer Foundation and two-time survivor of cancer, appeared before the Mayor and Council to invite them to attend the upcoming 2014 "Breakfast with Santa" event which will be held on Saturday, December 20, 2014 from 9:00 a.m. – 12:00 noon at the Carroll County Agricultural Center (AG Center) located at 900 Newnan Road, Carrollton, GA. Ms. Parker also advised that toy donations would be greatly appreciated.

Mayor Garner introduced members of Boy Scout Troop 229 who were in attendance as part of their requirements for earning the Citizenship Community Badge.

VI. ITEMS OF DISCUSSION

1. Resolution 13-2014: Amendment to Section 2-26(a) of the City's Code of Ordinances Relating to the Time of Certain Regular Meetings of the Mayor and City Council

City Manager Casey Coleman presented to the Mayor and Council for their consideration Resolution 13-2014: Amendment to Section 2-26(a) of the City's Code of Ordinances Relating to the "Time of Certain Regular Meetings" of the Mayor and City Council. City Manager Coleman advised that he had received several requests to change the meeting time during the

winter months of (October, November, December, January, February, and March) from 6:00 p.m. to 4:00 p.m.

After discussing the matter further, Councilmember Byrd advised that with his work schedule, it would be hard for him to make it to the meetings by 4:00 p.m. Mayor Garner then advised that the meetings would start during the months stated at 4:30 p.m. instead of 4:00 p.m. At this time, Mayor Garner inquired as to the wishes of the Council on the matter.

Motion by Councilmember Patterson, seconded by Councilmember Watters to approve Resolution 13-2014: Amendment to Section 2-26(a) of the City's Code of Ordinances Relating to the Time of Certain Regular Meetings of the Mayor and City Council as follows: Meetings during the months of April, May, June, July, August and September will be conducted at 6:00 p.m. and meetings during the months of October, November, December, January, February, and March will be conducted at 4:30 p.m. (Motion passed 4-0, Councilmember Byrd opposed).

2. Resolution 14-2014: Water Fund Debt Refinancing

City Manager Casey Coleman presented to the Mayor and Council for their consideration Resolution 14-2014: Water Fund Debt Refinancing. City Manager Coleman advised that some time ago, staff requested Gabe Agan of Raymond James Company to look at the possibility of restructuring the debt service for the water fund from several years ago and to include the \$1,500,000 (approximate) cost for the new electronic read water meters. City Manager Coleman noted that apparently the timing is right and the City can refinance the existing debt at a lower interest rate (2.67%) and include the new debt (water meters) for a total finance of about \$6,700,000.

City Manager Coleman stated that if the resolution is approved, the Water Fund debt will pay off slightly earlier than the previous debt with a savings of approximately \$55,000 per month over the life of the bond.

Motion by Mayor Garner, seconded by Councilmember Patterson to approve Resolution 14-2014: Water Fund Debt Refinancing as presented. (Motion passed 5-0).

3. Rezoning Request:

**Rezone 0.89 acres from M-1 (Light Industry) to
C-1 PD (Central Business District – Planned Development)
Property Location: 202 Bradley Street
Petitioner: Richard Diment on behalf of Gary Treadwell of Carroll Mills**

Assistant City Manager Tim Grizzard presented to the Mayor and Council for their consideration a request from petitioner Richard Diment on behalf of Gary Treadwell of Carroll Mills, Inc. to rezone 0.89 acres from M-1 (Light Industry) to C-1 PD (Central Business District – Planned Development). Assistant City Manager Grizzard advised that the Planning Commission has recommended approval of the request with the following conditions:

- 1) Number and location of apartment units -- No more than eleven (11) apartments to be constructed at this Phase I development. These apartments are to be located in the former mill building's lower floor, with any and all commercial businesses located on the floor above them.
- 2) Balance of non-residential to residential use -- No more than 50% of the overall floor space shall be residential. Only complete dwelling units as defined by the City of Carrollton Unified Development Ordinance may be established. No daily or weekly boarding rooms shall be allowed on site.
- 3) Safe and secure building entrances -- Provide secured common building entrance or entrances to residential areas. For buildings with multiple units, a central common

hallway conveniently serving all units shall be established. For entrances serving six or more units, the entrance shall be open to a heated lobby of a minimum of ten (10) square feet up to three hundred (300) square feet. All entry stairways shall be enclosed and secured. Common residential building entrances shall be physically separated and distinct from commercial or other non-residential building entrances.

4) Stormwater -- Provide a conceptual stormwater plan, developed by a Professional Engineer, which shows the location of the detention and the basic routing of piping. This conceptual plan shall include calculations, surveying, and enough detail to show that the concept plan will work. In other words, that there is sufficient space for a pond large enough to handle the 100 yr event and that elevations, to and from the pond, can collect the runoff from the development and connect to the existing city stormwater system.

5) Parking -- The developer is responsible for providing parking for each residential unit. One space per bedroom is required. The developer may either build said parking on his property or may construct parking on another, adjacent site, at his expense. In lieu of these requirements, the developer may pay a fee of \$20,000 per parking space to the City and then may use adjacent City parking. The City will allocate this parking fee toward the construction of future parking spaces or decks to further accommodate downtown parking.

6) Individual utility meters -- Each unit, whether commercial or residential, shall have individual utility meters and services. Each unit shall have a separate sanitary sewer lateral that does not combine to a common header until it exits the building for a distance of four feet. Developer shall pay all water and sewer tap fees.

7) Building façade -- Provide details of building materials, siding, roofing and roof pitch, window trim, doors, shutters, shutter material, and all color options. All window treatments shall be off-white colors with no signs, drawings or photographs incorporated therein. No outside mailboxes shall be permitted.

8) Floor plans -- Provide floor plans, showing unit configuration for both the commercial and garden levels of this development. This floor plan shall be binding. Interior unit configurations are not binding except to the extent that all units shall meet the building codes in effect at the time any construction takes place.

9) Sidewalks -- Sidewalks shall be required adjacent to the building containing apartments. No recreation, entertainment, public gathering or placement of furniture shall be allowed on the sidewalk adjacent to the building.

10) Tenant requirements -- No window air-conditioning units, outdoor cooking, outside drying of clothes, or any maintenance, washing or detailing of vehicles shall be permitted. No garage, estate, rummage or similar sales shall be permitted. Nothing shall hang from outside of windows. Moreover, each tenant (whether commercial or residential) must acknowledge and agree, as part of any lease, that: (i) the property is located in the downtown area of the City of Carrollton; (ii) inherent in living or being located in any downtown area are inconveniences and noise from special events and from normal business practices, including live music, bar patrons, etc.; (iii) owners and tenants may be further inconvenienced by parking issues, sanitation pickup issues, traffic issues, construction issues, and any other issues associated with living in a downtown area; and (iv) while the City will attempt to be fair to all parties involved, the City will not attempt to mitigate any such inconveniences to the detriment of the businesses and events that are a normal part of downtown life. A copy of these requirements shall be made a part of each lease agreement.

11) Trash disposal -- Landlords shall furnish City-approved trash container and recycling container, to be located to the satisfaction of the Zoning Administrator.

12) Washer, dryer, garbage disposal -- Each dwelling shall be furnished with a washer and dryer or shall be located no more than 500 feet from a common wash area or public laundry-mat accessible to residents. Each dwelling unit shall contain a garbage disposal.

13) Historic rehabilitation measures -- Renovations to the historic mill building shall comply with all Department of Interior standards for the rehabilitation of historic

14) Former shop/barn -- The former blacksmith shop/barn on the east side of the property shall be secured and rehabilitated to the point that it is structurally stable, secured from the weather and such that it will survive. The building shall be stabilized and secured in a historically accurate manner, as approved by the City of Carrollton Zoning Administrator and City of Carrollton Historic Preservation Commission. All non-historic treatments (such as vinyl siding) shall be removed.

15) Future development on this site -- Any future development or significant change proposed within this Planned Development shall require approval of the City of Carrollton Planning Commission as a Planned Development amendment.

At this time, Mayor Garner opened the Public Hearing to receive citizen input on the matter. Councilmember Patterson disclosed that he is a realtor involved with the project and represents the seller. Those speaking in favor of the proposed rezoning: There were none. Those speaking opposed to the proposed rezoning: There were none. Mayor Garner closed the Public Hearing and inquired as to the wishes of the Council.

Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to accept the Planning Commission's recommendation and rezone 0.89 acres from M-1 (Light Industry) to C-1 PD (Central Business District – Planned Development) for property located at 202 Bradley Street with conditions recommended by the Planning Commission as presented. (Motion passed 5-0).

4. Proposed Property Swap – Mr. Giuseppe Baldassarri and the City of Carrollton for Property Located on Frashier Road

City Manager Casey Coleman advised that he was recently approached by Mr. Giuseppe Baldassarri, owner of GBC Technologies, Inc. and asked to consider a small property swap. City Manager Coleman stated that Mr. Baldassarri's business is located on Frashier Road and is contiguous to the property owned (118 acres) by the City. City Manager Coleman stated that Mr. Baldassarri wishes to do a plant expansion, but requires slightly more property to do so. In addition, City Manager Coleman advised that Mr. Baldassarri has proposed that the City swap approximately 38,000 square feet of the aforementioned property to his company so that they may expand their loading area for the plant addition. The proposed property swap is depicted in the attached survey.

City Manager Coleman advised the Mayor and Council that Georgia law allows municipal corporations to swap property with individual owners, so long as the property is of equal value. Also attached, you will find an appraisal conducted by Mr. Joseph Bass, of Appraisals and Consultation, Inc. of Carrollton stating that the two parcels are of equal value. Being no further discussion of the matter,

Motion by Councilmember Byrd, seconded by Councilmember Maierhofer to approve the property swap between Mr. Giuseppe Baldassarri and the City of Carrollton for property located on Frashier Road as presented. (Motion passed 5-0).

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Gerald Byrd recognized staff members and thanked them for their professionalism. Councilmember Byrd also wished those in attendance a Merry Christmas.

Councilmember Mike Patterson thanked city staff for their hard work and dedication. In addition, Councilmember Patterson wished those in attendance a Merry Christmas.

VIII. CITY MANAGER ANNOUNCEMENTS

There were none.

IX. ADJOURN

There being no additional business to discuss, Mayor Garner adjourned the meeting at 4:30 p.m.

The Agenda for Mayor and Council Meetings is available for review in the City Manager's Office, 315 Bradley Street, Carrollton, Georgia and the City's website, www.carrollton-ga.gov after 4:00 p.m. on the Friday prior to Council Meeting. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (770) 830-2000 from 8:30 a.m. to 5:00 p.m. Monday through Friday at least 48 hours prior to the meeting. A summary of Agenda items acted upon is available within 48 hours of the meeting at the address and website listed above. Minutes to any previous meeting (once adopted) are available upon request or available at the website listed above.